

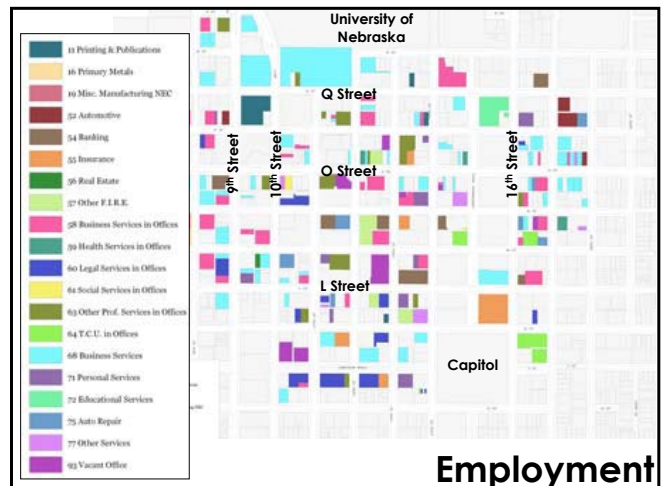
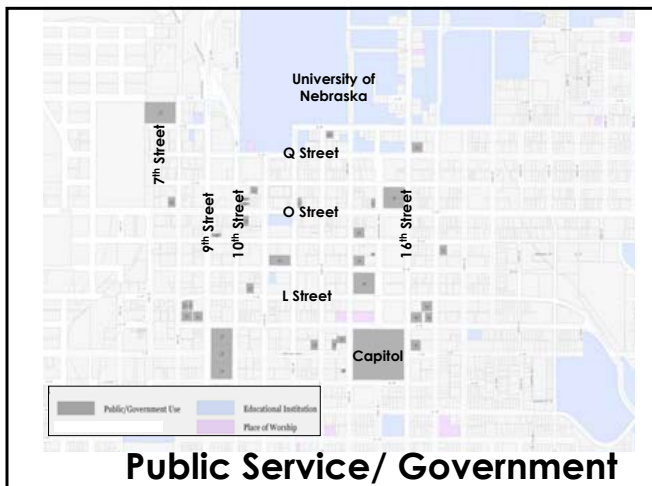
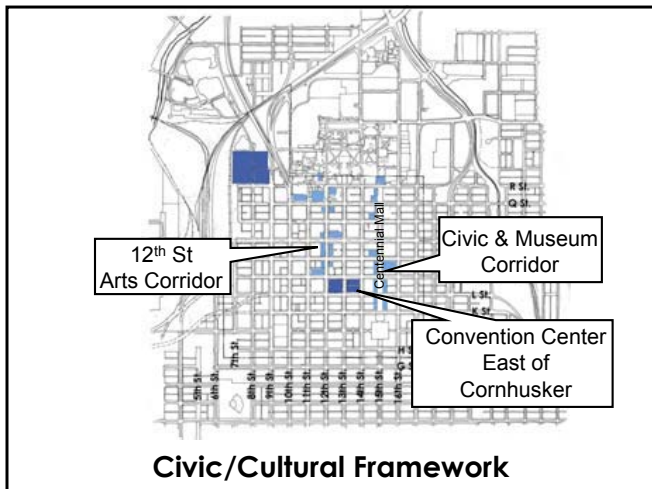




## Fundamental Revitalization Requirements Civic and Cultural Facilities

- A regional amenity to attract downtown visitors
- Within walking distance of retail, restaurant and hotel uses
- Within walking of other cultural facilities
- Located in an identifiable district
- With easy auto access and convenient parking

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## How Much New Employment Can Be Supported ?

Office Growth Potential

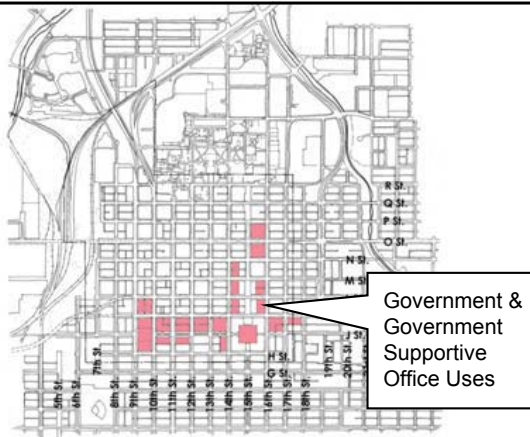
2.3 million S.F.

### Ideal Site Conditions

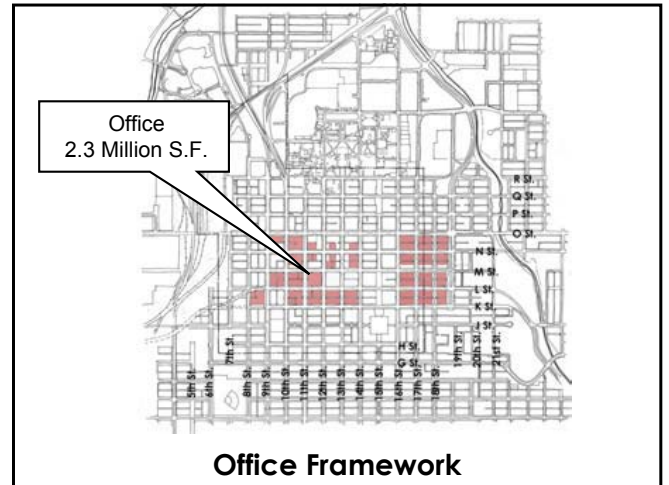
## Office/Employment

- Medium to large parcels
- Good front door address
- Easy auto ingress and egress
- Adequate parking
- Adjacent to other offices
- High visibility
- Adjacent to pleasant surroundings

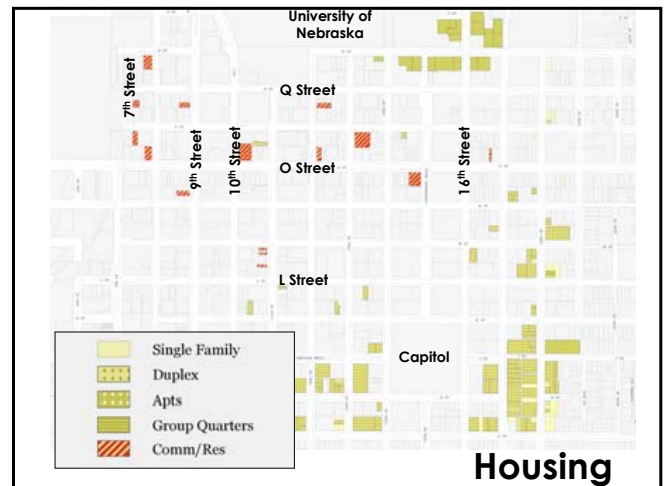
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Government Framework



Office Framework





## How Much New Housing Can Be Supported ?

Downtown Housing Growth Potential      2000 units

### Fundamental Requirements

#### **"Market Rate" High Density Housing**

- In a "prestige" location
- Adjacent to amenities (open space, shops, restaurants, entertainment and cultural)
- A safe environment
- Buffered from traffic noise
- On a pedestrian friendly street

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### Ideal Site Conditions

#### **Multi-Family Housing**

- Near parks and schools
- Close to a grocery store and other services
- On a pedestrian friendly street
- A safe environment
- Buffered from traffic noise
- Easy access to transit and UNL

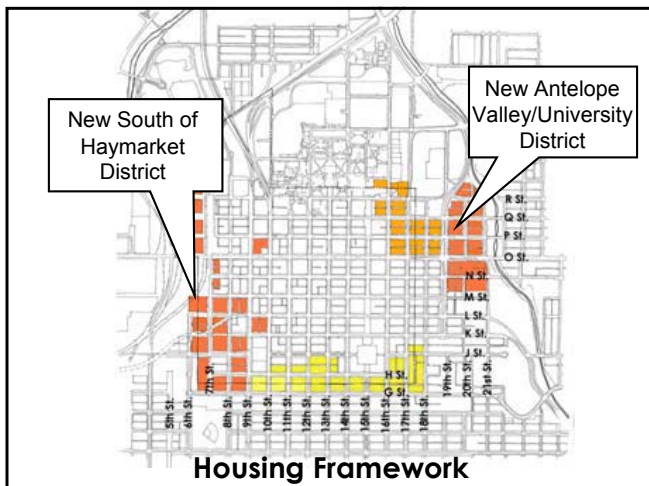
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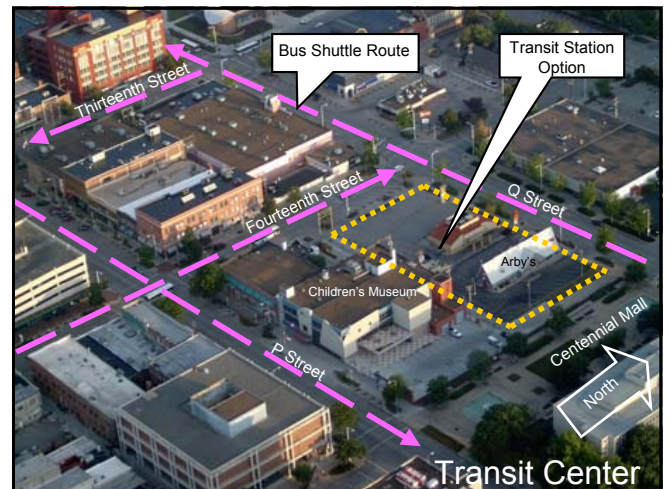
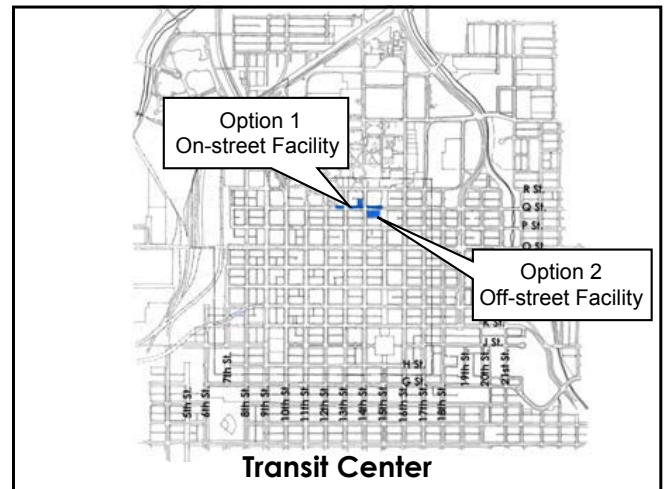
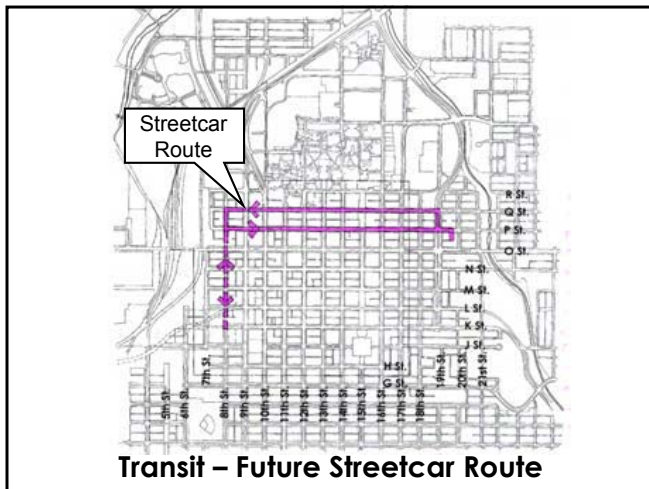
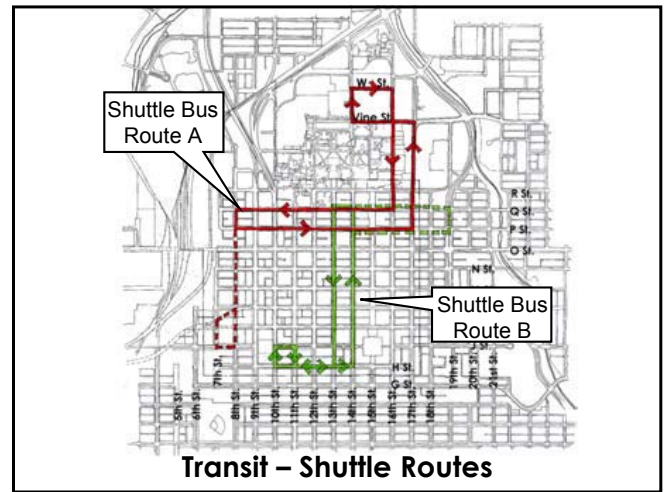
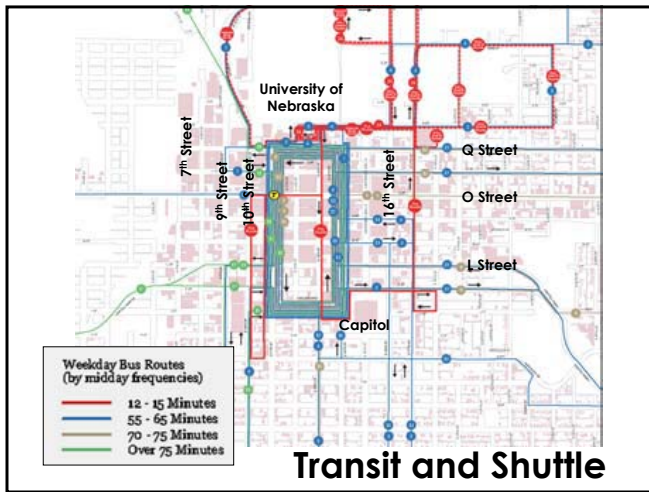
### Fundamental Revitalization Requirements

#### **Senior Friendly Housing**

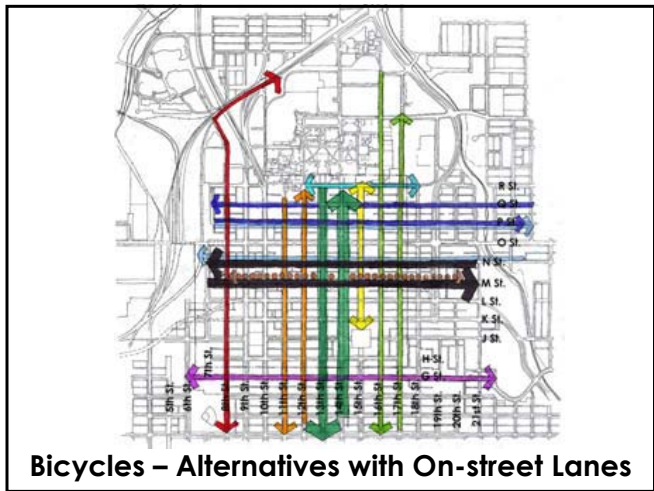
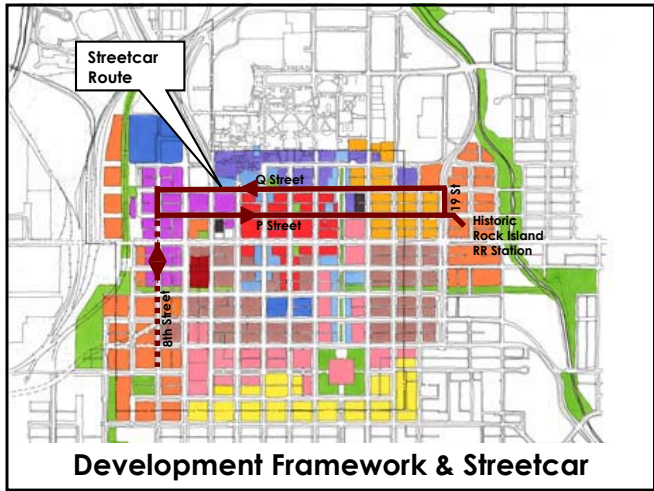
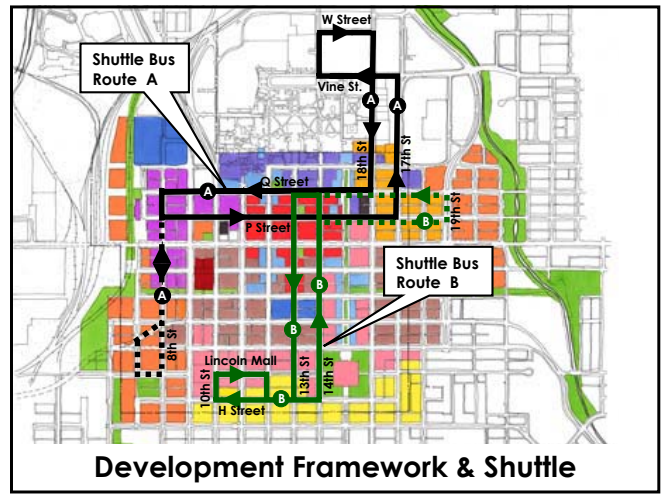
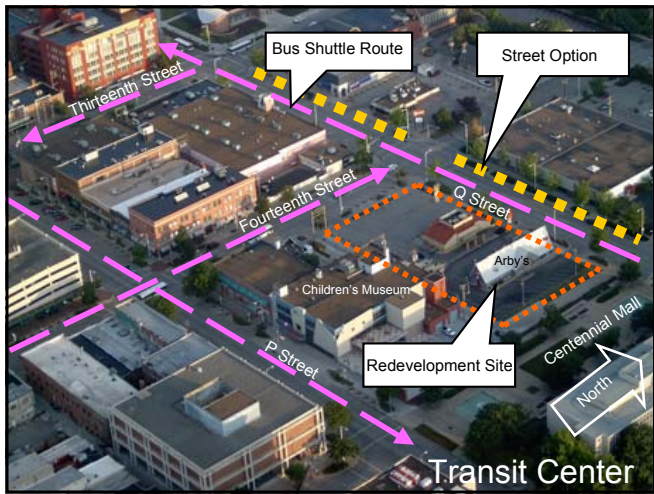
- Near essential services (groceries, pharmacies, and public transportation)
- Near public amenities (parks, cultural facilities, community centers, etc.)
- Housing choices (apartments and condominiums-market rate and affordable)
- Potential for retirement communities (independent living, assisted living, adult care)
- ADA accessible streets and public spaces

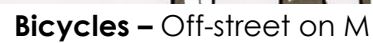
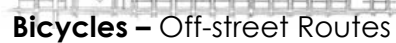
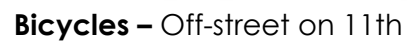
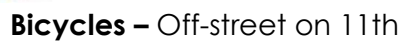
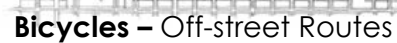
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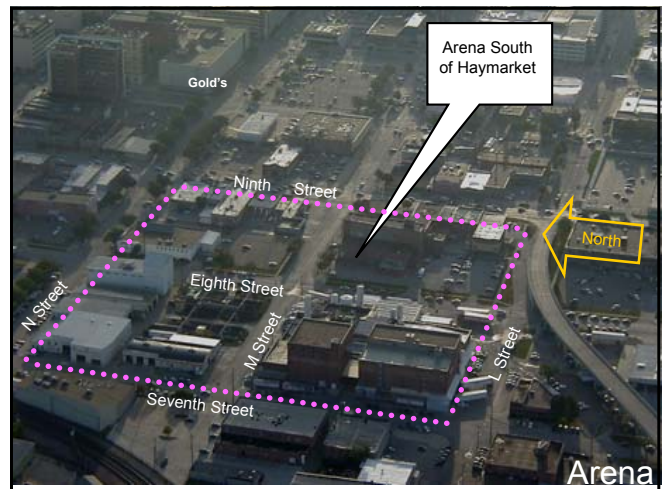
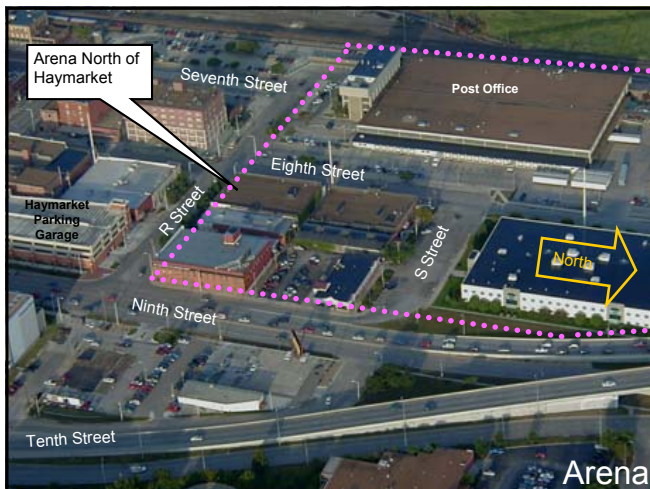
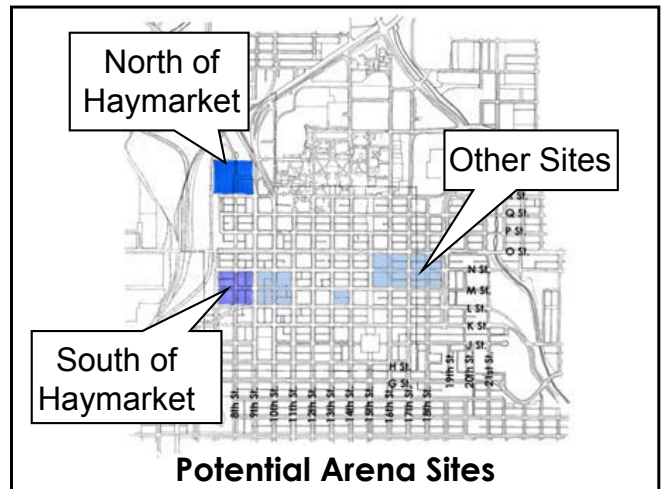
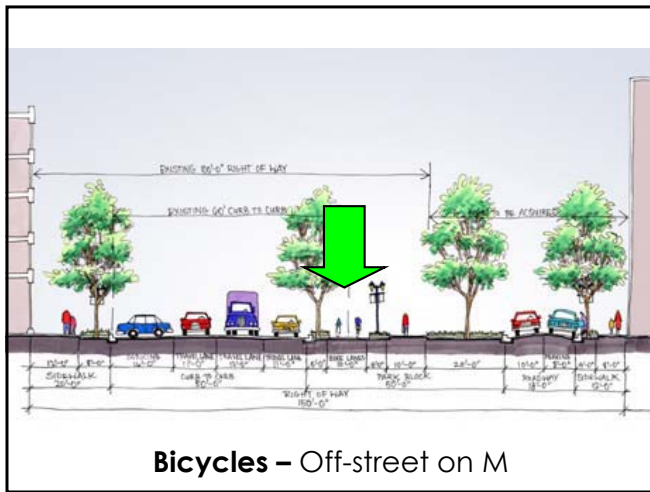




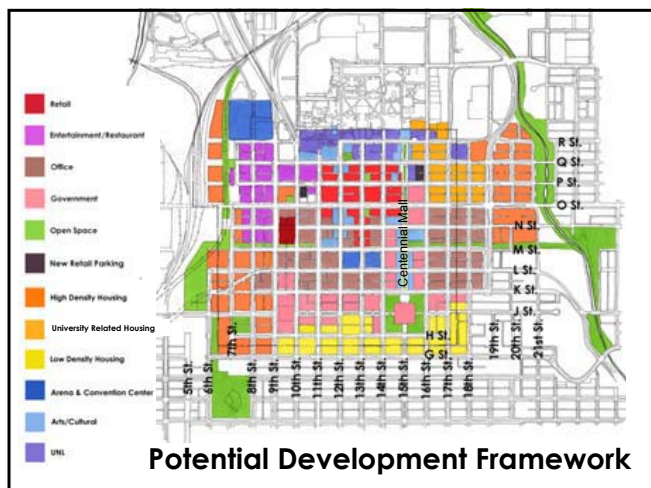
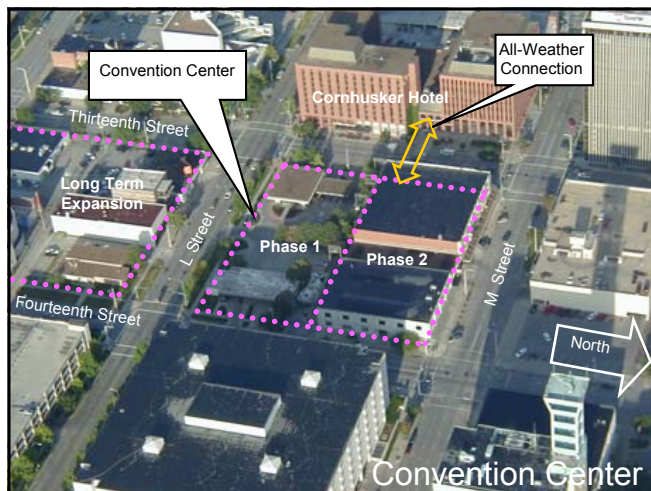
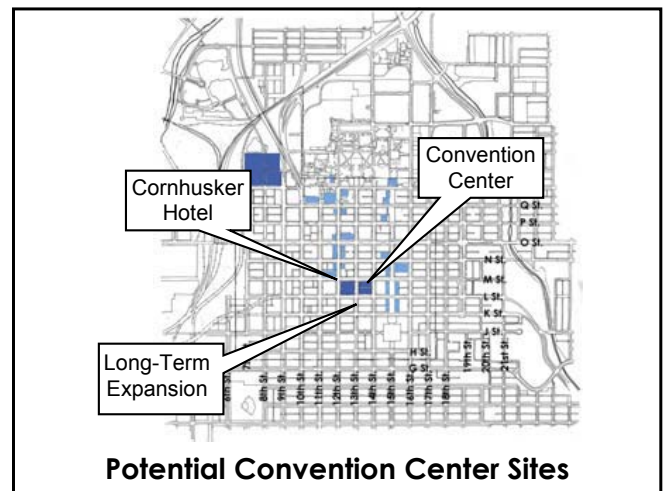
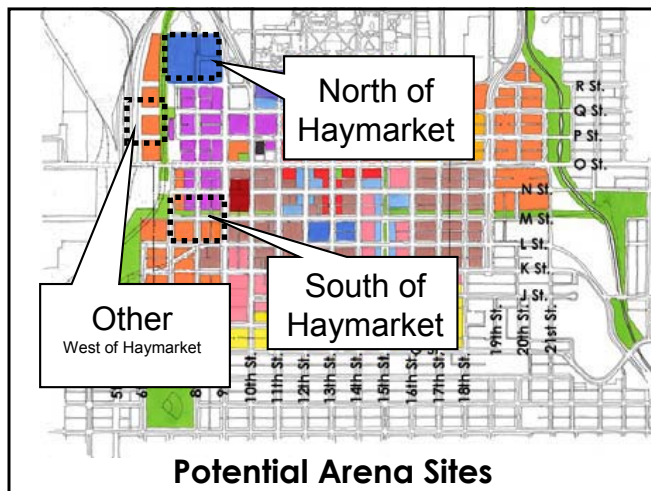












## Agenda

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### Part 1 – Presentation

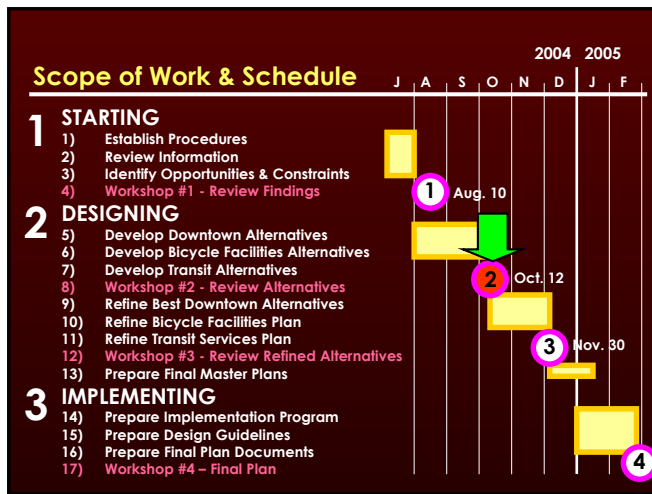
- 1) Study Purpose and Scope of Work
- 2) Meeting #1 Results
- 3) Alternatives

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### Part 2 – Workshop

- 1) Questions
- 2) Discuss Alternatives
- 3) Fill Out Response Sheets
- 4) Table Reports





### Response Sheet

Worksheet #2  
Downtown Development Master Plan  
October 10, 2004

**2**

Category	Item	Check	Response
Retail/Entertainment	1. Accommodate Growth Potential Downtown	<input type="checkbox"/>	Other
	2. P Street - Primary Retail Street	<input type="checkbox"/>	Other
	3. O Street - Secondary Retail Street	<input type="checkbox"/>	Other
	4. Haymarket - Restaurant/Entertainment District	<input type="checkbox"/>	Other
Open Space	5. Civic Square	<input type="checkbox"/>	Other
	6. M Street Park Blocks	<input type="checkbox"/>	Other
	7. Centennial Mall	<input type="checkbox"/>	Other
Civic/Cultural	8. 12th Street Art Corridor	<input type="checkbox"/>	Other
	9. Convention Center East of Convention Hotel	<input type="checkbox"/>	Other
Employment	10. Accommodate Office Growth Potential Downtown	<input type="checkbox"/>	Other
	11. New South of Haymarket District	<input type="checkbox"/>	Other
Housing	12. New Antelope Valley/University District	<input type="checkbox"/>	Other
	13. New South of Haymarket District	<input type="checkbox"/>	Other
Transit	14. Shuttle Route A	<input type="checkbox"/>	Other
	15. Shuttle Route B	<input type="checkbox"/>	Other
	16. Future Streetcar Route	<input type="checkbox"/>	Other
Bicycles	17. Streets with On-board Bike lanes	<input type="checkbox"/>	Other
	18. Off-board lanes	<input type="checkbox"/>	Other
Arts	19. Potential Sites	<input type="checkbox"/>	Other
	20. Potential Sites	<input type="checkbox"/>	Other

More Comments? Please write on back

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